



MAP(P) 22-07 Village of Turner Trace Townhomes

Planning & Building Department Staff Report

April 18, 2022

Advisory Plan Commission, Public Hearing

Bill Peeples, Planning Director

A. PETITION NUMBER	MAP(P) 22-07 Village of Turner Trace Townhomes
B. APPLICANT	Lennar Homes of Indiana, LLC
C. LOCATION	Along Governor's Row between Avon Avenue and Gable Green Circle.
D. PARCEL SIZE	3.89 acres
E. LAND USE & ZONING	The properties are currently R-4. There is a zoning amendment petition pending before the Plan Commission to modify the commitments associated with Turner Trace.
F. ACTION REQUESTED	Request for major subdivision approval to subdivide 3.89 acres into 48 lots for town home occupancy.
G. HISTORY	ZA 97-02, Turner Trace Rezoning; SE 97-02: MBA, LLC (Turner Trace) VAR 97-08: MBA, LLC (Turner Trace) VAR 97-09: MBA, LLC (Turner Trace) VAR 97-10: MBA, LLC (Turner Trace) VAR 97-11: MBA, LLC (Turner Trace) VAR 97-12: MBA, LLC (Turner Trace) SPR(P) 99-34, Turner Trace Commercial Lot 2; MAP(P) 99-11 15, Turner Trace Section 1; MAP(F) 99-16, Turner Trace Commercial Lot 2; VAR 99-08, Turner Trace LLC; SPR(F) 00-14, Turner Trace; MAP(F) 00-05, Turner Trace LLC; ZA 02-02, Turner Trace; MAP(F) 04-14, Turner Trace Section 2; MIP 04-02, Turner Trace Commercial Lot 1; DPR 04-06 Commercial Lot 1, ZA 07-04, Avon Baptist Church. MAP (P) 2007-08: Turner Trace



H. STAFF COMMENTS

This is a request for major subdivision primary approval that would allow the construction of several townhomes on the properties within Turner Trace which would consist of 48 additional units. A four-unit townhome has already been constructed along this stretch of Governor's Row, so this would bring the total number of townhome units in the Turner Trace development to 52 units.

The original concept plan for Turner Trace showed a total of 48 units, but the commitments associated with the development did not cap the number of units. This request would plat slightly narrower lots than what was originally approved, but the proposal is still consistent with the requirements of the zoning and subdivision control ordinances.

PLAT ANALYSIS

This petition was reviewed for technical compliance with Avon's Subdivision Control Ordinance and other corresponding Avon Ordinances, Plans and Standards as part of the Town's Technical Advisory Committee Review. Among issues that were reviewed are the following:

Access: Access is along Governor's Row, which is existing.

Lot Standards: The proposed uses and lot layout are consistent with the zoning ordinance as modified by VAR97-11, which modifies the front yard setback for the development.

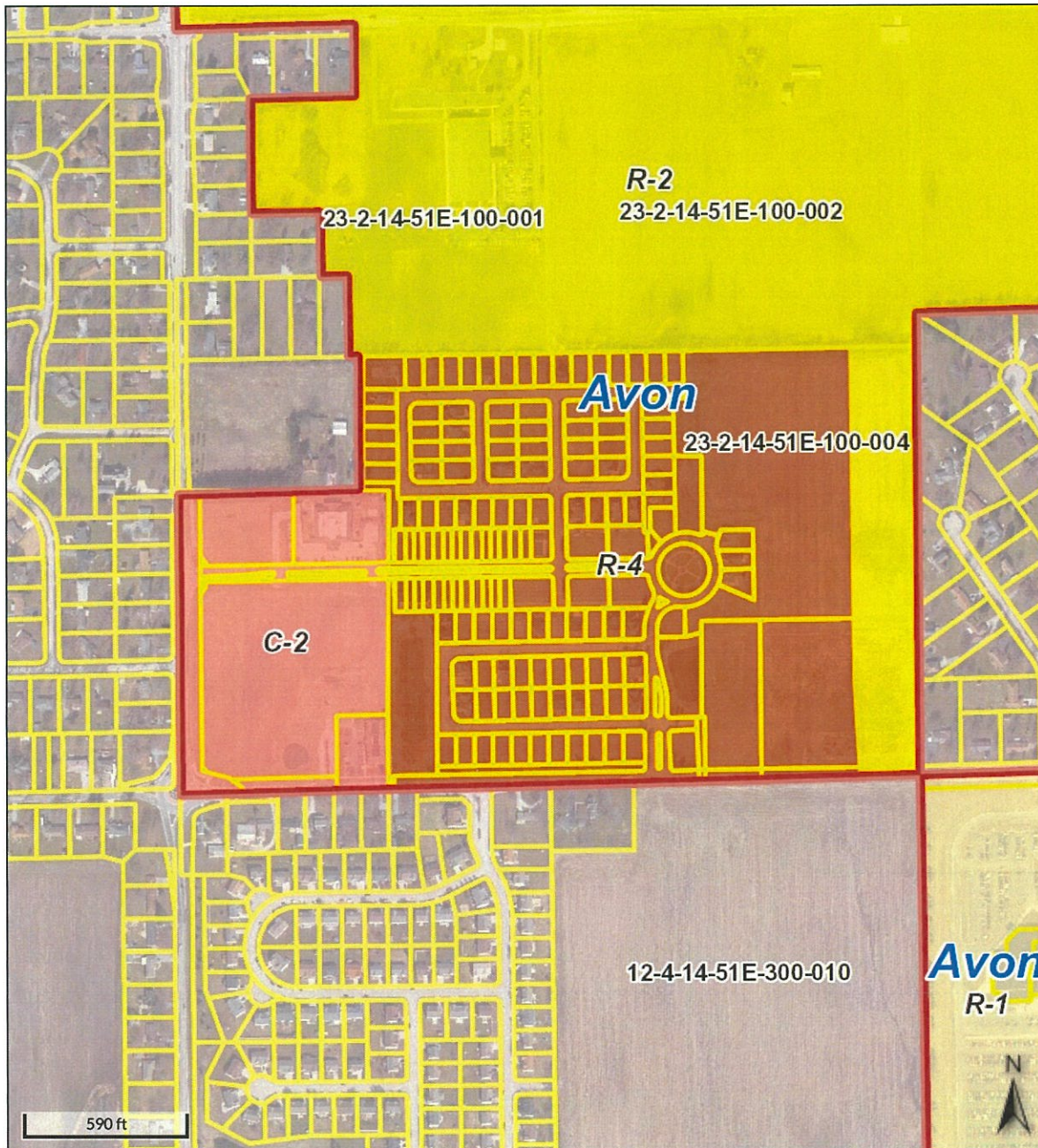
Phasing: This is an existing phase of the development that has not been fully developed.

Sidewalks: Internal sidewalks are shown at 5' width.

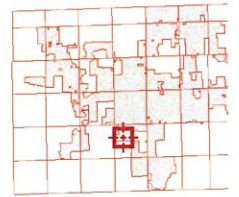
Open Space: The Subdivision Ordinance requires 10% open space. This section, as a continuation of the Villages of Turner Trace, has little open space, but the development as a whole complies with the requirements of the Ordinance. The proposal, therefore, is consistent with the requirements of the Subdivision Control Ordinance.



	The petitioner has met all requirements of the Zoning Ordinance and Subdivision Control Ordinance for this petition.
I. RECOMMENDATION	<p>Staff recommends approval of MAP(P) 22-07 Village of Turner Trace Townhomes, with the following conditions:</p> <ol style="list-style-type: none">1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;2. The project shall receive any necessary review and approval by Crossroad Engineers on behalf of the Town, and HC Drainage Board; and,3. The final Plat will comply with all the relevant portions of the Subdivision Control Ordinance and the Town Code.



Overview

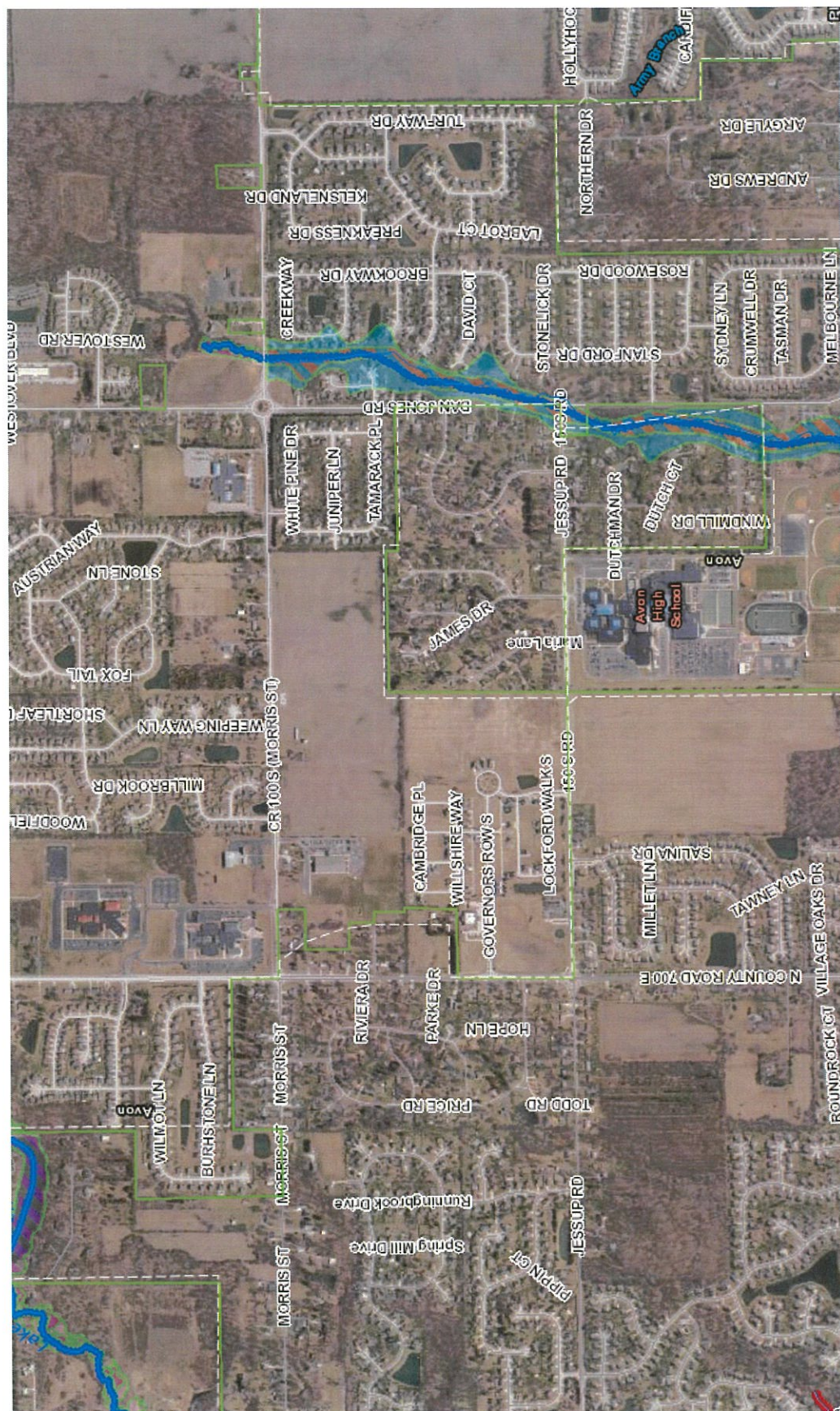


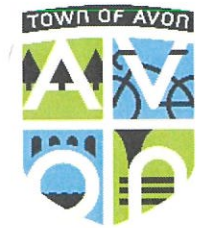
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-  Corporate Bounda

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Developed by  **Schneider**
GEOSPATIAL





MEMORANDUM

TO: KRISTOPHER EICHHORN, HWC ENGINEERING
FROM: BILL PEEPLES, PLANNING DIRECTOR
DATE: MARCH 11, 2022
RE: MAP (P) 22-07 VILLAGE OF TURNER TRACE TOWNHOMES

After reviewing the submittal for the above referenced project, Planning staff has the following comments:

1. The original rezoning for this development proposed 48 total townhomes, and this proposal would allow 52. There were no commitments on the original rezoning that limited the number of townhomes, however, so this is not problematic.
2. This request is consistent with the standards of the Zoning Ordinance as they relate to platting.
3. The standards of the Subdivision Control Ordinance were applied to Turner Trace as a whole and not this small portion of the development. Turner Trace is consistent with the standards of the Subdivision Control Ordinance.

Responses to these questions and any additional information for the submittal are due back on or before **March 31, 2022**. ***Please schedule a time for resubmittal with our Planning Technician or Senior Planner at lfinley@avongov.org or iloera@avongov.org.***

This petition is currently tentatively scheduled for a hearing at the Plan Commission on **April 25, 2022**. The Plan Commission requires the presentation at the meeting to be digital. Information that is not submitted on time may result in the continuance of this project for one (1) month. Town Staff reserves the right to highlight additional issues as they may develop.

The following items should be submitted with **three (3) sets of revised plans**:

1. Three (3) copies of the written response to all comments – For those comments with which you agree, the plans must be revised. For those comments with which you disagree, a written explanation must be provided and/or a written waiver requested if necessary. The Town of Avon receives revisions for CrossRoads and Washington Township Fire Department.
2. Please re-submit plans for external agencies directly to them.
3. Twelve (12) copies of all plan sheets and other required exhibits on 11x17 paper, unless specifically exempted by staff in writing;
4. Twelve (12) copies of all other items identified as necessary by staff at the Staff Review Meeting.
5. Two CD or flash drive with PDF versions of the final revised plans.
6. **PUBLIC NOTICE:**

TOWN OF AVON



- i) Public notice letters must be received by adjoining property owners on or before **April 11, 2022**. Please provide the notice letter for this hearing date even if a continuance is likely.
 - ii) One sign per public road frontage must be posted on the property by the same date. These signs are available from Avon Town Hall, and include a place to attach your specific case information. Again, please post the sign even if a continuance is likely.
 - iii) Affidavits attesting to the mailings and sign posting must be received by the Planning and Building Department prior to the public hearing.
7. **For the Public Hearing:** The Plan Commission requests that presentations before them be PowerPoint or another staff-approved digital format in lieu of presentation boards.



March 30, 2022

Gregory J. Ilko, PE
Crossroad Engineers, PC
3417 Sherman Drive
Beech Grove, IN 46107

RE: MAP(P) 22-07 Village of Turner Trace Townhomes

Dear Mr. Ilko:

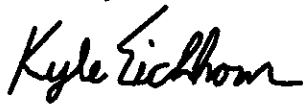
1. Please note that any resubmittals of primary plat and drainage report shall include a revision date.
Response: Noted. A revision date has been added.
2. Please submit a copy of the recorded Village of Turner Trace Section 1 plat for review.
Response: Recorded copies of existing plats included with this resubmittal.
3. Per Hendricks County GIS, it appears there are established lot lines associated with the Village of Turner Trace Section 1 subdivision within the project limits that are not shown on the existing conditions plan. Please revise the plat to show all lot lines in their existing condition on Sheet C1.1.
Response: Existing lot lines added to existing conditions plan.
4. Please revise the drainage report to include a soil map of the site and identify the hydrologic soil group and rating.
Response: Soils map now included in Drainage Report. The site was calculated to be 40% Brookston and 60% Crosby soils. See page 4 of Drainage Report under "soil types".
5. The report states that each drainage area in the proposed layout was given a curve number of 80. It is unclear how this value was calculated. Please revise the report to clearly identify what CN values and areas were used to determine the proposed weighted curve numbers for the updated analysis.
Response: The curve number calculations are on page 39 of the drainage report.
6. Please note for future construction plans submittals, per Chapter 4.3.1.1 of the SMO, residential structures located adjacent to detention facilities shall have the lowest adjacent grade greater than 2 feet above the Q100 BFE or emergency spillway elevation, whichever is higher as well as greater than 1 foot above the Q100 overflow path/ponding elevation as described in Chapter 4, Section M of the Hendricks County "Stormwater Technical Standards Manual." Also note that the structures shall have a first-floor elevation no less than 6 inches above the adjacent grade.
Noted. This information will be utilized when determining building grades.
7. Please note for future construction plan submittals, per Chapter 4.M of the STSM, overflow path/ponding areas throughout the development resulting from a 100-year storm event,

based on all contributing drainage areas, on-site and off-site, with the storm sewer system assumed completely plugged, shall be shown as hatched areas with maximum ponding elevations labeled on the construction plans.

Noted. This information will be utilized when determining building grades.

If you have any questions or require additional information, please feel free to contact me at your convenience.

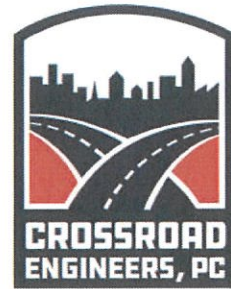
Sincerely,

A handwritten signature in black ink that reads "Kyle Eichhorn". The signature is written in a cursive, flowing style.

Kyle Eichhorn
Project Manager

March 16, 2022

Kristopher Eichorn
Banning Engineering
135 N Pennsylvania St., Suite 2800
Indianapolis, IN 46204



RE: MAP(P) 22-07 Village of Turner Trace Townhomes Review #1

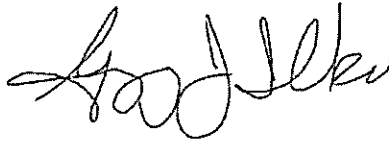
Dear Mr. Eichorn:

Our office has completed the review of the primary plat and drainage report dated March 4, 2022 for the above referenced project. The findings of our review indicate that the application package requires additional information in order for us to confirm that they comply with the requirements of the Town of Avon Stormwater Management Ordinance (SMO), the Hendricks County Stormwater Technical Standards Manual (STSM), and the Town of Avon Subdivision Control Ordinance (SCO). A summary of the comments from our review are listed below:

1. Please note that any resubmittals of primary plat and drainage report shall include a revision date.
2. Please submit a copy of the recorded Village of Turner Trace Section 1 plat for review.
3. Per Hendricks County GIS, it appears there are established lot lines associated with the Village of Turner Trace Section 1 subdivision within the project limits that are not shown on the existing conditions plan. Please revise the plat to show all lot lines in their existing condition on Sheet C1.1.
4. Please revise the drainage report to include a soil map of the site and identify the hydrologic soil group and rating.
5. The report states that each drainage area in the proposed layout was given a curve number of 80. It is unclear how this value was calculated. Please revise the report to clearly identify what CN values and areas were used to determine the proposed weighted curve numbers for the updated analysis.
6. Please note for future construction plans submittals, per Chapter 4.3.1.1 of the SMO, residential structures located adjacent to detention facilities shall have the lowest adjacent grade greater than 2 feet above the Q100 BFE or emergency spillway elevation, whichever is higher as well as greater than 1 foot above the Q100 overflow path/ponding elevation as described in Chapter 4, Section M of the Hendricks County "Stormwater Technical Standards Manual." Also note that the structures shall have a first-floor elevation no less than 6 inches above the adjacent grade.
7. Please note for future construction plan submittals, per Chapter 4.M of the STSM, overflow path/ponding areas throughout the development resulting from a 100-year storm event, based on all contributing drainage areas, on-site and off-site, with the storm sewer system assumed completely plugged, shall be shown as hatched areas with maximum ponding elevations labeled on the construction plans.

One (1) copy of the revised plat and drainage report, along with comments indicating the action taken or a written explanation for action not taken, should be submitted in response to this letter. These plans are subject to further review upon receipt of the requested additional information. Please contact me at (317) 780-1555 ext. 112 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory J. Ilko', written in a cursive style.

Gregory J. Ilko, PE

Copy: Ryan Cannon, Town Manager
Steve Moore, Director of Public Works
Bill Peeples, Planning Director
Mike Tulli, Building Commissioner
Keeton Olson, Street Superintendent
Betsy Porter, Public Works Executive Assistant
Laura Finley, Building and Planning Technician
Suzanne Hardy, Building/Planning Administrative Assistant
File